

RESIDENTIAL PROPERTY RECORD CARD**CITY OF SPRINGFIELD****Situs: 30 WELLS ST****Map ID: 121180020**

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

Current OwnerEDGE CHRISTOPHER L &
LACY L

30 WELLS ST

SPRINGFIELD
MA 01104**General Information**

Living Units 1

Neighborhood 104

Alternate Id

Vol/Pg

District

Zoning R1

Class RESIDENTIAL

**Land Information**

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	7,787			27,410
Total Acres: 0.1788				

Permit Information

Date Issued	Number	Price	Purpose	% Complete
2012-07-03	12B1-2FAM-00053ER	120967	HOUSE, NEW	100

Assessment Information

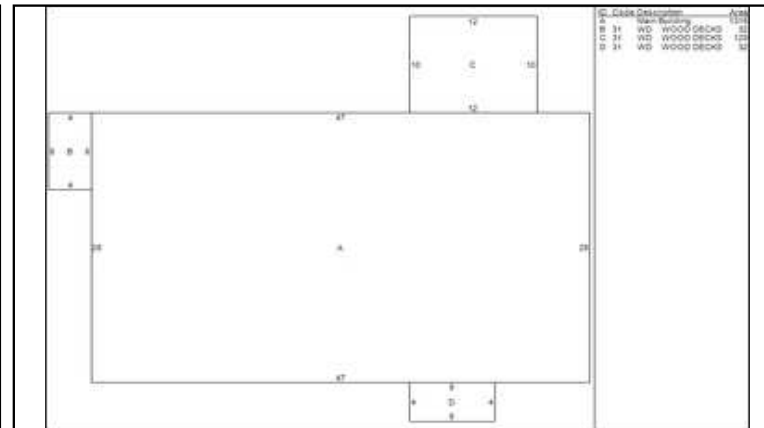
	Assessed	Appraised	Cost	Income	Market
Land	27,400	27,400	27,400	0	27,400
Building	133,400	141,600	122,700	0	141,600
Total	160,800	169,000	150,100	0	169,000

Value Flag MARKET APPROACH

Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2013-08-15	170,000	LAND + BLDG		EDGE CHRISTOPHER L & LACY L	COURTSIDE OF SPRINGFIELD LLC
2009-08-18	0	LAND ONLY		COURTSIDE OF SPRINGFIELD LLC	NAISMITH LLC

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Dwelling Information			
Style	RANCH	Year Built	2012
Story height	1.00	Eff Year Built	0
Attic	NONE	Ground Floor	1,316
Exterior Walls	ALUM/VINYL	Area	
Masonry Trim		Amenities	
		Total Living	1,316
		Area	
Color	NATURAL		
Basement			
Basement	FULL	Car Bsmt Gar	0
FBLA Size		FBLA Type	
Rec Rm Size		Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	BASIC	Stacks	0
Fuel Type	GAS	Openings	0
System Type	WARM AIR	Pre-Fab	0
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms	0	Half Baths	0
Kitchens		Extra Fixtures	0
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	NO	Bath Remod	NO
Adjustments			
Int vs Ext	SAME	Unfinished Area	0
Cathedral Ceiling		Unheated	
Grade & Depreciation			
Grade	C+	Market Adj	0.00
Condition	GOOD	Functional	
CDU	GOOD	Economic	
Cost & Design		% Good Ovr	
% Complete			



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
023600400	2014-11-12	130,000	1,002	3	1954	C
089140370	2013-04-25	205,000	1,508	1	2013	C+
121180020	2013-08-15	170,000	1,316	3	2012	C+
068800023	2014-06-27	133,000	1,170	3	1954	C+
089140360	2013-10-16	205,000	1,424	1	2013	C+